

	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	<b>AGENDA</b>  # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James Gagliardi, AICP, City Planner  
**MEETING DATE:** September 1, 2016

<b>REQUEST</b>
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**Request by Marshall Stahl of AZ Sourcing, LLC** for the following land use approval:

1. **DSA-16-00074: Preliminary Condominium Plat**, re-platting Lot 1 Tanger Outlets into 42 condo suites and a common tract for parking, landscaping, drainage, access, and utilities.

<b>APPLICANT/OWNER</b>
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Marshall Stahl, AZ Sourcing LLC 14500 N Northsight Blvd. Suite 116 Scottsdale, AZ 85260 480-525-8138 mstahl@azsourcing.com	CityGate Casa Grande LLC 14500 N Northsight Blvd. Suite 116 Scottsdale, AZ 85260
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<b>HISTORY</b>
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April 18, 1990:	Ordinance No. 1322 was approved by City Council, annexing the site into the City of Casa Grande, establishing an UR (Urban Ranch) zoning designation for this parcel.
June 6, 1991:	Planning Commission approves CGPZ-010-091, a Major Site Plan for a retail shopping center.
June 17, 1991:	City Council approves CGPZ-011-091, the Final Plat for "Tanger Outlet Center at Casa Grande" subdivision.
July 1, 1991:	City Council adopts Ordinance 1178.42, amending the property's zoning from UR to PAD ( <i>Tanger Outlet Center</i> Planned Area Development).
August 20, 1992:	Planning Commission approves CGPZ-031-092, an amendment to the Major Site Plan, adding 17,500 sq. ft. of building.

March 3, 1994: Planning Commission approves CGPZ-009-094, a Major Site Plan for Wendy's. As part of Lot 1 of Tanger Outlet Center at Casa Grande, this .4-acre area was sold to and developed by a different entity as the shopping center, thus becoming an unofficial "outparcel".

May 6, 2013: City Council adopts Ordinance No. 1178.42.1 a Major amendment to the PAD, DSA-12-00069, to expand the types of uses allowed including indoor and outdoor recreation and other ancillary uses, and revising the name of the PAD from "Tanger Outlet Center" to "The Station".

PROJECT DESCRIPTION	
<b>Site Area</b>	40.9 acre Lot / 189,500 sq. ft. of buildings placed into 42 condominiums.
<b>Current Land Use</b>	Commercial shopping center.
<b>Existing Zoning</b>	PAD (The Station)
<b>Existing General Plan 2020 Land Use</b>	<i>Commerce and Business</i>

#### Surrounding General Plan Designation, Zoning, and Existing Land Use

Direction	General Plan 2020 Designation	Existing Zoning	Existing Land Use
<b>North</b>	<i>Commerce and Business</i>	PAD ( <i>Mountain Shadows</i> -Commercially designated)	Undeveloped land
<b>East</b>	<i>Rural</i>	I-10/ UR	Undeveloped land
<b>South</b>	<i>Commerce and Business</i>	Jimmie Kerr Blvd./I-1 (garden and light industrial)	Vacant warehouse
<b>West</b>	<i>Commerce and Business/ Community Center</i>	Adjacent to north half: PAD ( <i>Lonesome Valley Farms</i> -Residentially designated) / Adjacent to south half: PAD ( <i>Shops at Palm Court</i> -commercially designated)	Undeveloped land

#### General Discussion

Tanger Outlet Center at Casa Grande is a 40.89-acre subdivision with one platted lot (Exhibit A). Upon this lot are two parcels. The first parcel, known by APN 511-20-012A, is 40.5-acres and owned by CityGate Casa Grande, LLC. It is comprised of the former Tanger Outlet Mall now known as CityGate. There are two buildings on this parcel. One is approximately 177,500 sq. ft. and the other is about 12,000 sq. ft.. This parcel completely encompasses the second parcel, known by APN 511-20-012B. This smaller piece is nearly .4-acres and is occupied by the former Wendy's Restaurant, owned by Ronald Siegel Revocable Trust. The boundaries of the existing platted lot also include the east-bound portion of Interstate 10 and exit ramp as part of an easement. CityGate

Casa Grande, LLC is requesting to convert its two buildings, made up of individual tenant suites into 42 business condominiums (Exhibit B). The replat appears to exclude the area of Interstate 10 and it would remain part of the original plat. The Wendy's parcel will not be part of this condominium replat, either. As condominiums within the buildings on CityGate's property, each suite can be separately owned, and sold. Serving these condominiums would be common areas such as the buildings' exteriors, public restrooms and concession area, as well as the access, parking, landscaping, and retention areas (Exhibit C) established more clearly with CCR's to be submitted at the time of Final Plat consideration.

### SITE CONTEXT/AERIAL



No drainage, traffic, sewer, or water reports are required for this submittal due the fact that neither exterior alternations nor additions to the existing site are proposed. The site is within a developed parcel with infrastructure and utilities already in place. The existing tenant suites are established in a way that they can meet Building Code requirements as separately-owned condominium spaces. Due to the fact the internal spaces will be under individual ownerships, however, there are some review items from both the City Building Official and City Fire Inspector with regard building and fire safety:

Building Official's review comments:

1. Provide access to electrical room #108 without entering a tenant space for 24-hour direct access.
2. Show access to electrical rooms within details A, B, and C.
3. Show fire-riser rooms
4. Specify if Fire Sprinklers are common elements or contained-in and owned by each unit.

Fire Inspector review comments:

1. Provide a statement on the plat that discusses who is going to have the responsibility for the Fire Sprinkler Systems, Fire Alarm Systems and the Fire Hydrants and the fire main underground system for the property.
2. Confirm that all existing fire protection system are being tested, inspected and maintained per the NFPA requirements for each system (NFPA 72-Fire Alarm System, NFPA 25- Fire Sprinkler System, and NFPA 25—Fire Hydrants and Fire Main Underground.
3. To ensure Fire Department access to all common areas and any areas where there are fire sprinkler risers and fire alarm panels, existing Knox Boxes be used for the common areas access keys. If individual tenant owners would like to have their key in a Knox Box so that the Fire Department can gain entry, they shall purchase and install their own Knox Box. It is suggested that the master key system is controlled by an association.

Updates to the preliminary plat reflecting these comments will be required for re-review prior to final approval.

The proposed resubdivision is being processed in accordance with Section 16.12.290 C. of the City Code. Pending Planning Commission's approval of the Preliminary Plat, the applicant will submit a Final Plat for staff review and final approval by the City Council.

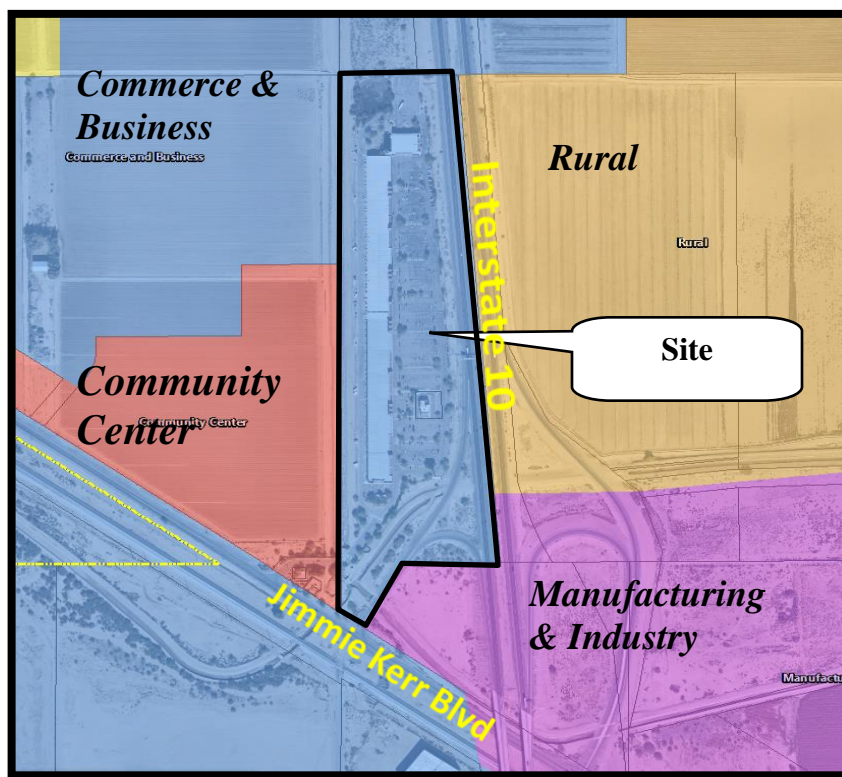
## REVIEW FOR ADEQUACY

In reviewing a Preliminary Plat, the following items are considered to assure adequacy with City development regulations and compatibility with surrounding conditions:

### **Conformance to the General Plan;**

The subject site is designated as *Commerce & Business* in the City's General Plan 2020 and all existing and proposed are in compliance. The proposal to create individual condominium suites does not conflict with the General Plan.

### GENERAL PLAN 2020 EXHIBIT

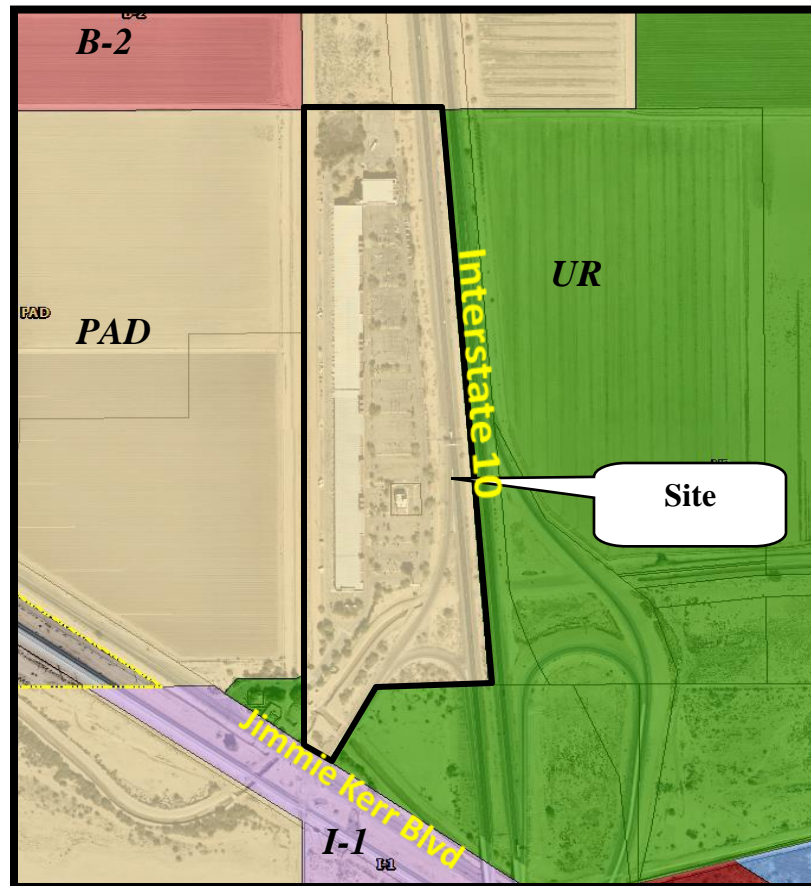


The site does only have one access to a public road; however, and borders property to the north with severe access limitations. Per Policy C-4.7.3 of the General Plan, connectivity is to be provided between developments so they are integrated into the existing community fabric. Accordingly, the plat should include an access easement to along the north property line to allow public access from property to the west and to property to the north to provide better linkage as these areas develop.

### **Conformance with Zoning;**

The proposed use is compliant with *The Station* PAD Zoning, which permits a variety of retail and general service uses. The permitted uses will not change, they will just be occurring within individually owned suites versus leased spaces.

### **ZONING EXHIBIT**



### **Subdivision Plat Technical Form & Design;**

There are technical modifications required of this preliminary plat prior to final approval:

1. This is a replat of Lot 1 of Tanger Outlets at Casa Grande recorded at cabinet 000B, page 0049. The legal description should indicate this as a "replat" of such. The legal description as written appears to only be for a "portion" for lot 1, which is true, since the Wendy's parcel within Lot 1 is to be excepted from the platting of the condominiums, but it appears that the legal description is omitting that area of the platted lot that contains Interstate 10 and its off-ramp. If this area is not to be part of the new plat, an exhibit must be provided that shows "as platted" v. an "as replatted" exhibit with a new total lot area to be provided.
2. This resubdivision should specify a specific exception of the Wendy's parcel.

This is to include its legal description that is being excepted.

3. A legal description needs to be provided for the common parking lot, landscaping and drainage elements and under a header for such. The areas of the plat depicting these common elements need to be dimensioned.
4. Provide a summary on the preliminary plat indicating the total number of acres, and total number of condominium lots, and total square footage of buildings. Indicate what percentage of the lot is open space.
5. Provide widths of canals and access drives and drive aisles.
6. Name the canals and drains on the site.
7. A statement shall be provided on the preliminary plat describing who has the responsibility for maintenance of common elements, including building exterior, common areas interior to the building, parking, access ways, drainage basins, drainage basins, signage, and landscape areas, indicating that such shall be subject to CCR's.
8. Provided that Wendy's is on a separate parcel within Lot 1, but to be excepted from this resubdivision. Within the narrative (Exhibit B) it is explained there is an agreement between Wendy's and CityGate allowing parking, access and utility service agreement across CityGate's property; however, a statement and easement shall be provided on this plat to ensure that Lot 1 can be used for utilities, parking and access for Wendy's as well as a specifying what retention basin(s) within the common area is to be used for storm run-off coming from the Wendy's parcel.

#### **Drainage Pattern/ Accommodation of Developed Flows:**

No additional structures or increases to impervious surface is proposed with this preliminary plat; however the existing retention basins on the site are to be placed in common areas maintained by the condominium association. CCR's will have to be provided at the time of Final Plat that clarifies the responsibility of the association and the maintenance of these drainage basins. The following are technical items required prior to final approval of this preliminary plat:

1. There is a 65 ft. wide drainage easement dedicated by the previous plat that needs to be identified on this replat. It runs along the western boundary of the subdivision.
2. Specify what basin or basins collect water for the Wendy's parcel, and provide an easement for this.

3. If any run-off from Interstate 10 runs onto the property, specify what basin accommodates for this flow and indicate an easement for such.
4. In the previously approved plat, there was a note regarding the site being subject to undefined irrigation easements. Please replicate.
5. Modify the note regarding the 100 year flood plain to state that a flood elevation certificate may be required for Tenant improvements that meet the FEMA substantial improvement criteria. Tenant improvements that meet the FEMA substantial improvement criteria shall be required to elevate their finished first floor elevation one foot from the base flood elevation or take other appropriate flood-proofing measures.

#### **Utility Access;**

The preliminary plat shall be updated to identify the following:

1. Show all utility service and main lines, and indicate their sizes.
2. Specifically, call out the 15" sewer line runs from the south to the north near the western edge of the lot. There is an existing sewer easement and public utility easement in this same area that needs to be identified. All existing easements need to be identified.
3. In the previously approved plat, there was a note regarding the site being subject to undefined electrical easements. Please replicate and show all other underground utilities.
4. Provide and show an easement for utilities that serve Wendy's across the common area of the adjacent parcel.

#### **Access to Public Roads;**

The subdivision's boundaries do not abut Jimmie Kerr Blvd, the only means of public access; but rather, Tanger Drive, a private road connects this development to Jimmie Kerr through another parcel, not a part of this subdivision. A roadway easement shall be established and stated on this plat that specifies public access to Jimmie Kerr from the subdivision.

The length of the lot is approximately 3,000 ft. The 40 acres of property only has one public access point. Per Section 16.16.210 of the City Code, the arrangement of streets shall provide for the continuation between adjacent properties when continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities and where such continuation is in accordance with the General Plan. Therefore, it shall be a condition that a public access easement be provided along the north boundary that allows connectivity to the parcel to the west and to the north for access from these parcels to Jimmie Kerr Blvd.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on August 17, 2016 for the September 1, 2016 Planning and Zoning Commission public hearing. Notice was mailed to owners of property within 300 ft. of the site on the same date. The Code requires a 200 ft. notification. An affidavit verifying this mailing is in the file.
- By policy, a sign is posted by the applicant on the subject site ten to fifteen days prior to the public hearing for a preliminary plat. A sign template, posting instructions, and an affidavit of posting was provided to the applicant, however, a sign was not posted nor was a completed affidavit returned. The City Code and ARS statutes do not require a sign posting, however.

**Inquiries/Comments**

At the time of this writing, no inquiry or comment has been received.

<b>RECOMMENDED MOTION</b>
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Staff recommends the Commission approve **DSA-16-00074, Preliminary Plat for the replatting of Lot 1 Tanger Outlet Center to create 42 condominium suites and common areas** subject to the following:

Technical Modifications to be made to the Preliminary Plat for additional review and final approval by staff:

Technical Modifications:

1. Provide access to electrical room #108 without entering a tenant space for 24-hour direct access.
2. Show access to electrical rooms within details A, B, and C.
3. Show fire-riser rooms
4. Specify if Fire Sprinklers are common elements or contained-in and owned by each unit.
5. Provide a statement on the plat that discusses who is going to have the responsibility for the Fire Sprinkler Systems, Fire Alarm Systems and the Fire Hydrants and the fire main underground system for the property.

6. Confirm that all existing fire protection system are being tested, inspected and maintained per the NFPA requirements for each system (NFPA 72-Fire Alarm System, NFPA 25- Fire Sprinkler System, and NFPA 25—Fire Hydrants and Fire Main Underground.
7. To ensure Fire Department access to all common areas and any areas where there are fire sprinkler risers and fire alarm panels, existing Knox Boxes be used for the common areas access keys. If individual tenant owners would like to have their key in a Knox Box so that the Fire Department can gain entry, they shall purchase and install their own Knox Box. It is suggested that the master key system is controlled by an association.
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10. A legal description needs to be provided for the common parking lot, landscaping and drainage elements and under a header for such. The areas of the plat depicting these common elements need to be dimensioned.
11. Provide a summary on the preliminary plat indicating the total number of acres, and total number of condominium lots, and total square footage of buildings. Indicate what percentage of the lot is open space.
12. Provide widths of canals and access drives and drive aisles.
13. Name the canals and drains on the site.
14. A statement shall be provided on the preliminary plat describing who has the responsibility for maintenance of common elements, including building exterior, internal common areas, parking, access ways, drainage basins, drainage basins, monument signage, and landscape areas, indicating that such shall be subject to CCR’s.
15. Provided that Wendy’s is on a separate parcel within Lot 1, but to be excepted from this resubdivision. Within the narrative (Exhibit B) it is explained there is an agreement between Wendy’s and CityGate allowing parking, access and utility service agreement across CityGate’s property; however, a statement and

easement shall be provided on this plat to ensure that Lot 1 can be used for utilities, parking and access for Wendy's as well as a specifying what retention basin(s) within the common area is to be used for storm run-off coming from the Wendy's parcel.

16. There is a 65 ft. wide drainage easement dedicated by the previous plat that needs to be identified on this replat. It runs along the western boundary of the subdivision.
17. Specify what basin or basins collect water for the Wendy's parcel, and provide an easement for this.
18. If any run-off from Interstate 10 runs onto the property, specify what basin accommodates for this flow and indicate an easement for such.
19. In the previously approved plat, there was a note regarding the site being subject to undefined irrigation easements. Please replicate.
20. Modify the note regarding the 100 year flood plain to state that a flood elevation certificate may be required for Tenant improvements that meet the FEMA substantial improvement criteria. Tenant improvements that meet the FEMA substantial improvement criteria shall be required to elevate their finished first floor elevation one foot from the base flood elevation or take other appropriate flood-proofing measures.
21. Show all utility service and main lines, and indicate their sizes.
22. Specifically, call out the 15" sewer line runs from the south to the north near the western edge of the lot. There is an existing sewer easement and public utility easement in this same area that needs to be identified. All existing easements need to be identified.
23. In the previously approved plat, there was a note regarding the site being subject to undefined electrical easements. Please replicate and show all other underground utilities.
24. Provide and show an easement for utilities that serve Wendy's across the common area of the adjacent parcel.

Conditions of approval:

1. CCR's will have to be provided at the time of Final Plat submittal that clarifies the responsibility of the association and the maintenance of all elements within the common areas such as drainage basins, parking, access ways, signage, landscaping, building exteriors and internal common areas.

2. Provide a public access easement on the plat along the north boundary that allows connectivity to the parcel to the west and to the north, allowing access from these parcels to Jimmie Kerr Blvd.

### **Exhibits**

Exhibit A- Existing Tanger Outlet Center at Casa Grande Plat

Exhibit B- Narrative

Exhibit C- Proposed Preliminary Condominium Plat

## Exhibit A – Existing Tanger Outlet Center at Casa Grande Plat



## Exhibit B - Narrative



Marshall Stahl  
Chief Operating Officer (COO)  
Direct Phone: (602) 472-3076  
Email: mstahl@AZSourcing.com

July 29, 2016

Mr. James Gagliardi  
Executive City Planner  
City of Casa Grande  
510 E. Florence Blvd.  
Casa Grande, AZ 85122

Re: City Gate Narrative:

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Mr. Gagliardi:

**PROJECT NARRATIVE**

This is a request by AZ Sourcing LLC on behalf of CityGate Casa Grande LLC (AZ Outlet Investment LLC), the current owner of the stated property. The Property encompasses an existing 183,755 SF commercial retail center 10,018 SF outdoor amenity area, 578 SF restroom/concession building, 1,235 parking spaces, and open space. A portion of the property is currently owned by Wendy's.

**Proposed land uses**

CityGate I will feature:

- AZ Home Furnishings Outlet, the largest collection of discount home furniture, furnishings, and décor retailers in the Southwest.
- The retail uses and activities are consistent with the approved The Station PAD and the City of Casa Grande General Plan's designation as Commerce/Business and Manufacturing/Industry.
- The existing commercial retail center will be retrofitted into 42 condominium retail units, varying in sizes between 2,500 and 10,000 SF.
- Unified control of the future condominium owners' rights will be set forth in the condominium declaration. Each condominium owner will submit proposed store signage to the City for approval, under the planning and supervision of the Coop committee. Individual signage shall conform to the requirements of the City of Casa Grande and the condominium declaration.

**Space configuration:**

Each space will specify the following conditions:

- Metered gas service
- Metered water service
- Individual mechanical systems – per demised space
- Metered electrical service
- Shared waste feeds, less the noted restaurant or similar uses for grease trap requirements, etc.
- Shared fire suppression with common standpipe assembly
- Door entries in front and rear of all spaces
- Restroom facility (s) in all spaces

**General internal parking and circulation**

The project shall maintain the existing 1,235 parking spaces (1 space per 250 SF).



Marshall Stahl  
Chief Operating Officer (COO)  
Direct Phone: (602) 472-3076  
Email: mstahl@AZSourcing.com

**Proposed access**

Primary access to the site through East Tangier Boulevard from East Jimmie Kerr Boulevard remains unchanged. East Jimmie Kerr Boulevard has direct access to I-10 and to the north/south arterials that lead directly to downtown Casa Grande.

A Memorandum of Agreement provides Wendy's with a non-exclusive parking rights and access rights from East Jimmie Kerr Boulevard over the drive aisles of the Site. Existing cross-access easements and relevant utility service agreements are recorded with the Pinal County Recorder.

**Property boundaries**

The Property consists of 2 parcels (APN 511-20-012A and 009A) located in a portion of the SE quarter of Section 2, SW quarter of Section 1, NW quarter of Section 12, and NE quarter of Section 11, Township 7 South, Range 6 East of the Gila River and Salt River Meridian, Pinal County, Arizona.

**Existing land uses on adjacent properties**

The Property is adjacent to the west side of the I-10 Freeway and is generally bound by E. Jimmie Kerr Boulevard (State Highway 84) to the south, The Station PAD II (CityGate II) to the west, and Lonesome Valley PAD to the north. An active line of Union Pacific Railway parallels Jimmie Kerr Boulevard to the south of the property.

Adjacent land is zoning as follows:

- East: I-10. Farther east is vacant land zoned PAD (land within Lonesome Valley that is designated for Commercial and Light Industrial Uses). Farther north is land zoned B-2 (General Business Zone) and R-1 (Single Family Residential).
- North: Land zoned PAD (Lonesome Valley PAD)
- West: Land zoned PAD (The Station PAD II)
- South: UR (Urban Ranch) and E. Jimmie Kerr Boulevard. Farther south is the Union Pacific Railway and land zoned I-1 (Garden Light Industrial)

**Special site conditions or problems**

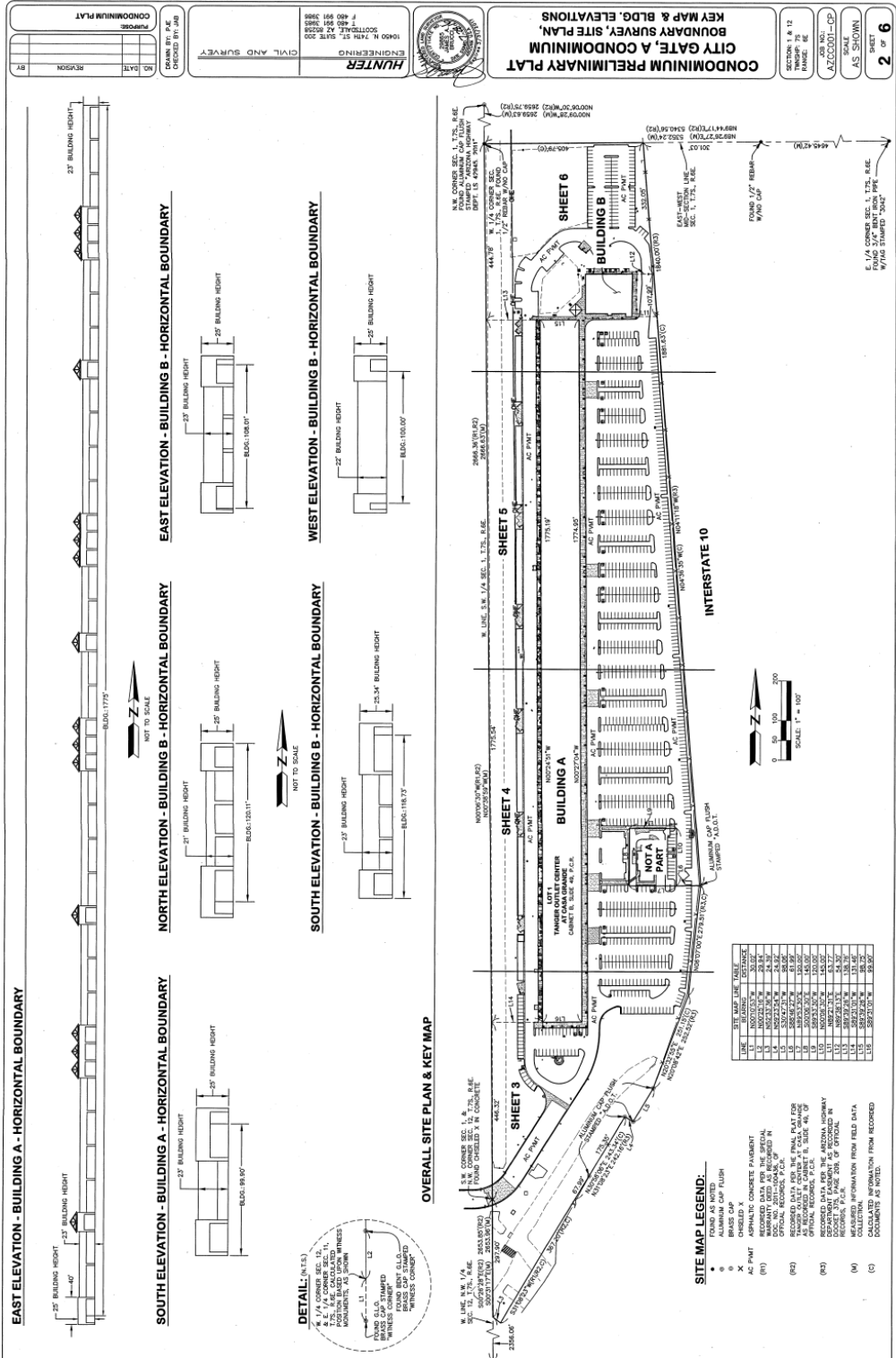
A fast food restaurant site (Wendy's) is within the southern portion of the Property. The Florence Casa Grande Canal runs through a small western portion of the Site. A water well and utility lines are located within the Property. The Arizona Drain is to the north of the Site.

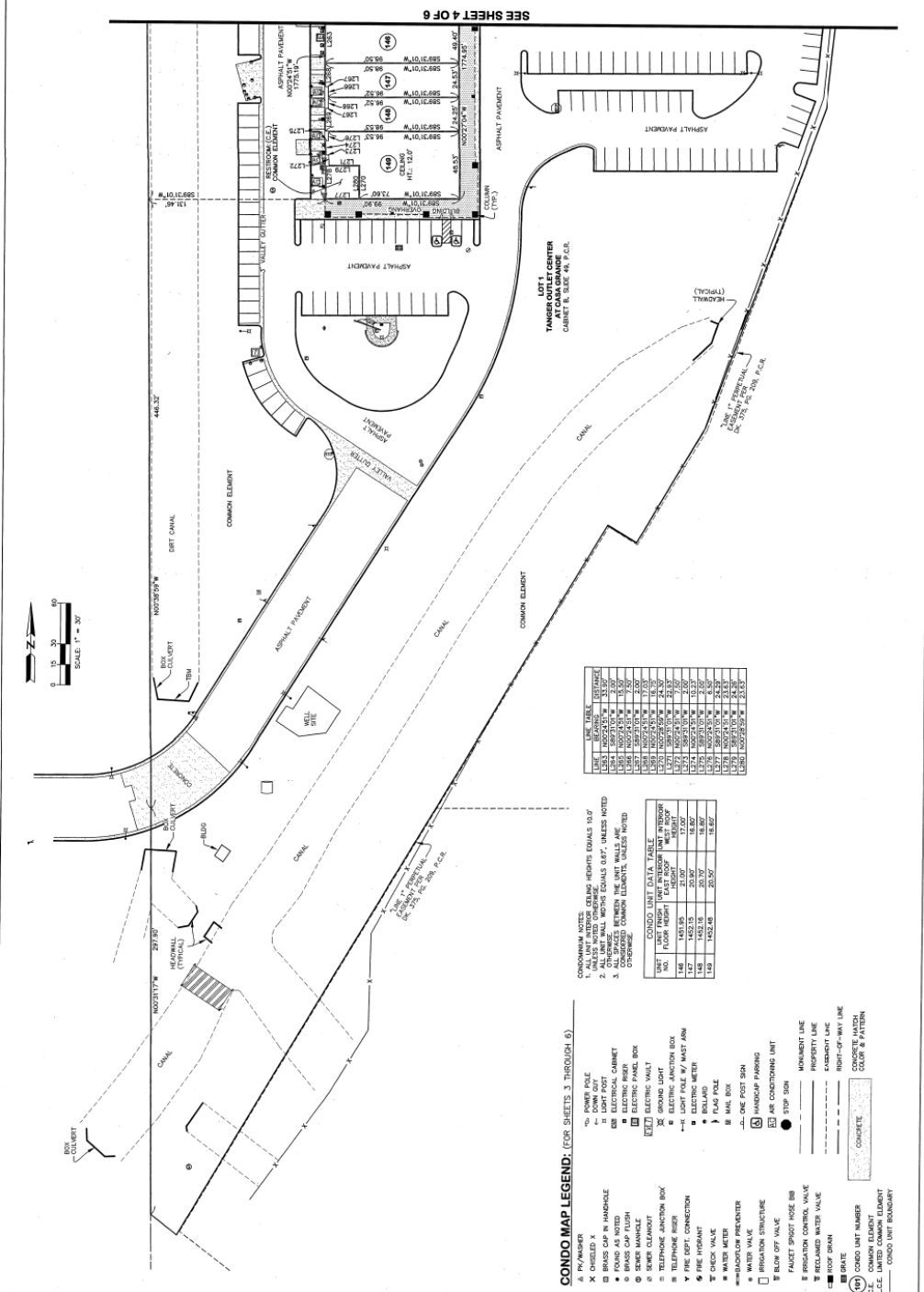
Respectfully Submitted:



Mark M. Dunnett  
Executive VP Design and Construction









**HUNTER**  
ENGINEERING  
10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986  
CIVIL AND SURVEY

PURPOSE:		CONDOMINIUM PLAT	
NO. DATE	REVISION	BY	

SECTION: 1 & 12  
TOWNSHIP: 75  
RANGE: 6E

JOB NO.:  
AZCC001-CF

SCALE  
1"=30'

SHEET  
4 OF 6

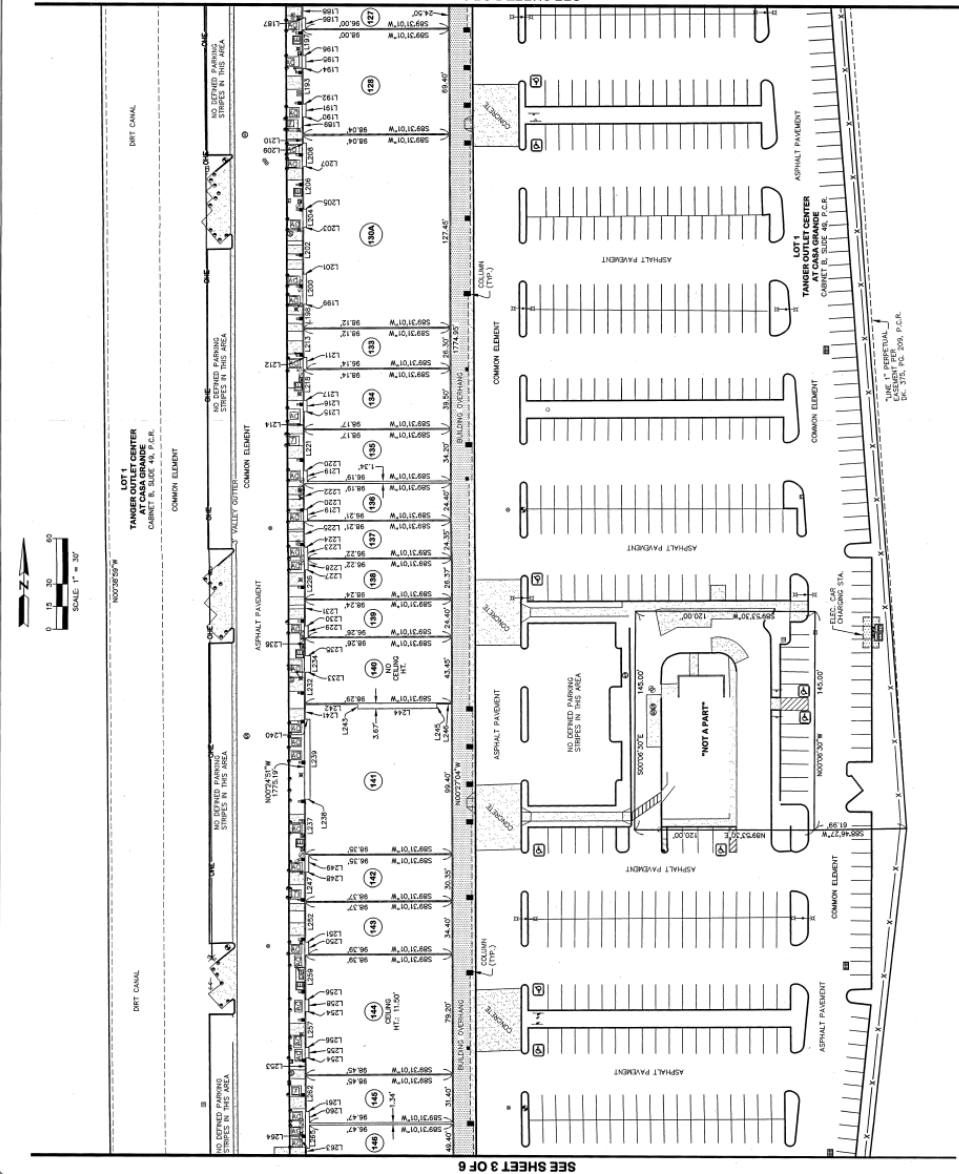
CONDOMINIUM NOTES:

1. ALL UNIT INTERIOR CEILING HEIGHTS EQUALS 10.0' UNLESS NOTED OTHERWISE.
2. ALL UNIT WALL WIDTHS EQUALS 0.67', UNLESS NOTED OTHERWISE.
3. ALL SPACES BETWEEN THE UNIT WALLS ARE CONSIDERED COMMON ELEMENTS, UNLESS NOTED OTHERWISE.

UNIT NO.	CONDO UNIT DATA			
	FLOOR	FINISH UNIT FLOOR HEIGHT	INTERIOR FINISH UNIT FLOOR HEIGHT	INTERIOR FINISH UNIT CEILING HEIGHT
127	12	1450.93	18.467	15.257
128	12	1450.93	18.467	15.257
129	12	1450.93	20.507	16.507
130	13	1450.95	20.507	16.507
131	13	1450.95	20.507	16.507
132	13	1450.98	20.507	16.507
133	13	1451.05	20.507	16.507
134	13	1451.65	20.507	16.507
135	13	1451.65	20.507	16.507
136	13	1451.65	20.507	16.507
137	13	1451.65	20.507	16.507
138	13	1451.64	20.507	16.507
139	14	1451.57	20.507	16.507
140	14	1451.57	20.507	16.507
141	14	1451.57	20.507	16.507
142	14	1451.62	20.507	16.507
143	14	1451.63	20.257	16.007
144	14	1451.67	19.757	16.007
145	14	1451.67	19.757	16.007
146	14	1451.76	19.757	16.007

LINE	ITEM	QTY	UNIT	PRICE	AMOUNT	EXT. PRICE
1	1000	1	EA	1.00	1.00	1.00
2	1001	1	EA	1.00	1.00	1.00
3	1002	1	EA	1.00	1.00	1.00
4	1003	1	EA	1.00	1.00	1.00
5	1004	1	EA	1.00	1.00	1.00
6	1005	1	EA	1.00	1.00	1.00
7	1006	1	EA	1.00	1.00	1.00
8	1007	1	EA	1.00	1.00	1.00
9	1008	1	EA	1.00	1.00	1.00
10	1009	1	EA	1.00	1.00	1.00
11	1010	1	EA	1.00	1.00	1.00
12	1011	1	EA	1.00	1.00	1.00
13	1012	1	EA	1.00	1.00	1.00
14	1013	1	EA	1.00	1.00	1.00
15	1014	1	EA	1.00	1.00	1.00
16	1015	1	EA	1.00	1.00	1.00
17	1016	1	EA	1.00	1.00	1.00
18	1017	1	EA	1.00	1.00	1.00
19	1018	1	EA	1.00	1.00	1.00
20	1019	1	EA	1.00	1.00	1.00
21	1020	1	EA	1.00	1.00	1.00
22	1021	1	EA	1.00	1.00	1.00
23	1022	1	EA	1.00	1.00	1.00
24	1023	1	EA	1.00	1.00	1.00
25	1024	1	EA	1.00	1.00	1.00
26	1025	1	EA	1.00	1.00	1.00
27	1026	1	EA	1.00	1.00	1.00
28	1027	1	EA	1.00	1.00	1.00
29	1028	1	EA	1.00	1.00	1.00
30	1029	1	EA	1.00	1.00	1.00
31	1030	1	EA	1.00	1.00	1.00
32	1031	1	EA	1.00	1.00	1.00
33	1032	1	EA	1.00	1.00	1.00
34	1033	1	EA	1.00	1.00	1.00
35	1034	1	EA	1.00	1.00	1.00
36	1035	1	EA	1.00	1.00	1.00
37	1036	1	EA	1.00	1.00	1.00
38	1037	1	EA	1.00	1.00	1.00
39	1038	1	EA	1.00	1.00	1.00
40	1039	1	EA	1.00	1.00	1.00
41	1040	1	EA	1.00	1.00	1.00
42	1041	1	EA	1.00	1.00	1.00
43	1042	1	EA	1.00	1.00	1.00
44	1043	1	EA	1.00	1.00	1.00
45	1044	1	EA	1.00	1.00	1.00
46	1045	1	EA	1.00	1.00	1.00
47	1046	1	EA	1.00	1.00	1.00
48	1047	1	EA	1.00	1.00	1.00
49	1048	1	EA	1.00	1.00	1.00
50	1049	1	EA	1.00	1.00	1.00
51	1050	1	EA	1.00	1.00	1.00
52	1051	1	EA	1.00	1.00	1.00
53	1052	1	EA	1.00	1.00	1.00
54	1053	1	EA	1.00	1.00	1.00
55	1054	1	EA	1.00	1.00	1.00
56	1055	1	EA	1.00	1.00	1.00
57	1056	1	EA	1.00	1.00	1.00
58	1057	1	EA	1.00	1.00	1.00
59	1058	1	EA	1.00	1.00	1.00
60	1059	1	EA	1.00	1.00	1.00
61	1060	1	EA	1.00	1.00	1.00
62	1061	1	EA	1.00	1.00	1.00
63	1062	1	EA	1.00	1.00	1.00
64	1063	1	EA	1.00	1.00	1.00
65	1064	1	EA	1.00	1.00	1.00
66	1065	1	EA	1.00	1.00	1.00
67	1066	1	EA	1.00	1.00	1.00
68	1067	1	EA	1.00	1.00	1.00
69	1068	1	EA	1.00	1.00	1.00
70	1069	1	EA	1.00	1.00	1.00
71	1070	1	EA	1.00	1.00	1.00
72	1071	1	EA	1.00	1.00	1.00
73	1072	1	EA	1.00	1.00	1.00
74	1073	1	EA	1.00	1.00	1.00
75	1074	1	EA	1.00	1.00	1.00
76	1075	1	EA	1.00	1.00	1.00
77	1076	1	EA	1.00	1.00	1.00
78	1077	1	EA	1.00	1.00	1.00
79	1078	1	EA	1.00	1.00	1.00
80	1079	1	EA	1.00	1.00	1.00
81	1080	1	EA	1.00	1.00	1.00
82	1081	1	EA	1.00	1.00	1.00
83	1082	1	EA	1.00	1.00	1.00
84	1083	1	EA	1.00	1.00	1.00
85	1084	1	EA	1.00	1.00	1.00
86	1085	1	EA	1.00	1.00	1.00
87	1086	1	EA	1.00	1.00	1.00
88	1087	1	EA	1.00	1.00	1.00
89	1088	1	EA	1.00	1.00	1.00
90	1089	1	EA	1.00	1.00	1.00
91	1090	1	EA	1.00	1.00	1.00
92	1091	1	EA	1.00	1.00	1.00
93	1092	1	EA	1.00	1.00	1.00
94	1093	1	EA	1.00	1.00	1.00
95	1094	1	EA	1.00	1.00	1.00
96	1095	1	EA	1.00	1.00	1.00
97	1096	1	EA	1.00	1.00	1.00
98	1097	1	EA	1.00	1.00	1.00
99	1098	1	EA	1.00	1.00	1.00
100	1099	1	EA	1.00	1.00	1.00
101	1100	1	EA	1.00	1.00	1.00
102	1101	1	EA	1.00	1.00	1.00
103	1102	1	EA	1.00	1.00	1.00
104	1103	1	EA	1.00	1.00	1.00
105	1104	1	EA	1.00	1.00	1.00
106	1105	1	EA	1.00	1.00	1.00
107	1106	1	EA	1.00	1.00	1.00
108	1107	1	EA	1.00	1.00	1.00
109	1108	1	EA	1.00	1.00	1.00
110	1109	1	EA	1.00	1.00	1.00
111	1110	1	EA	1.00	1.00	1.00
112	1111	1	EA	1.00	1.00	1.00
113	1112	1	EA	1.00	1.00	1.00
114	1113	1	EA	1.00	1.00	1.00
115	1114	1	EA	1.00	1.00	1.00
116	1115	1	EA	1.00	1.00	1.00
117	1116	1	EA	1.00	1.00	1.00
118	1117	1	EA	1.00	1.00	1.00
119	1118	1	EA	1.00	1.00	1.00
120	1119	1	EA	1.00	1.00	1.00
121	1120	1	EA	1.00	1.00	1.00
122	1121	1	EA	1.00	1.00	1.00
123	1122	1	EA	1.00	1.00	1.00
124	1123	1	EA	1.00	1.00	1.00
125	1124	1	EA	1.00	1.00	1.00
126	1125	1	EA	1.00	1.00	1.00
127	1126	1	EA	1.00	1.00	1.00
128	1127	1	EA	1.00	1.00	1.00
129	1128	1	EA	1.00	1.00	1.00
130	1129	1	EA	1.00	1.00	1.00
131	1130	1	EA	1.00	1.00	1.00
132	1131	1	EA	1.00	1.00	1.00
133	1132	1	EA	1.00	1.00	1.00
134	1133	1	EA	1.00	1.00	1.00
135	1134	1	EA	1.00	1.00	1.00
136	1135	1	EA	1.00	1.00	1.00
137	1136	1	EA	1.00	1.00	1.00
138	1137	1	EA	1.00	1.00	1.00
139	1138	1	EA	1.00	1.00	1.00
140	1139	1	EA	1.00	1.00	1.00
141	1140	1	EA	1.00	1.00	1.00
142	1141	1	EA	1.00	1.00	1.00
143	1142	1	EA	1.00	1.00	1.00
144	1143	1	EA	1.00	1.00	1.00
145	1144	1	EA	1.00	1.00	1.00
146	1145	1	EA	1.00	1.00	1.00
147	1146	1	EA	1.00	1.00	1.00
148	1147	1	EA	1.00	1.00	1.00
149	1148	1	EA	1.00	1.00	1.00
150	1149	1	EA	1.00	1.00	1.00
151	1150	1	EA	1.00	1.00	1.00
152	1151	1	EA	1.00	1.00	1.00
153	1152	1	EA	1.00	1.00	1.00
154	1153	1	EA	1.00	1.00	1.00
155	1154	1	EA	1.00	1.00	1.00
156	1155	1	EA	1.00	1.00	1.00
157	1156	1	EA	1.00	1.00	1.00
158	1157	1	EA	1.00	1.00	1.00
159	1158	1	EA	1.00	1.00	1.00
160	1159	1	EA	1.00	1.00	1.00
161	1160	1	EA	1.00	1.00	1.00
162	1161	1	EA	1.00	1.00	1.00
163	1162	1	EA	1.00	1.00	1.00
164	1163	1	EA	1.00	1.00	1.00
165	1164	1	EA	1.00	1.00	1.00
166	1165	1	EA	1.00	1.00	1.00
167	1166	1	EA	1.00	1.00	1.00
168	1167	1	EA	1.00	1.00	1.00
169	1168	1	EA	1.00	1.00	1.00
170	1169	1	EA	1.00	1.00	1.00
171	1170	1	EA	1.00	1.00	1.00
172	1171	1	EA	1.00	1.00	1.00
173	1172	1	EA	1.00	1.00	1.00
174	1173	1	EA	1.00	1.00	1.00
175	1174	1	EA	1.00	1.00	1.00
176	1175	1	EA	1.00	1.00	1.00
177	1176	1	EA	1.00	1.00	1.00
178	1177	1	EA	1.00	1.00	1.00
179	1178	1	EA	1.00	1.00	1.00
180	1179	1	EA	1.00	1.00	1.00
181	1180	1	EA	1.00	1.00	1.00
182	1181	1	EA	1.00	1.00	1.00
183	1182	1	EA	1.00	1.00	1.00
184	1183	1	EA	1.00	1.00	1.00
185	1184	1	EA	1.00	1.00	1.00
186	1185	1	EA	1.00	1.00	1.00
187	1186	1	EA	1.00	1.00	1.00
188	1187	1	EA	1.00	1.00	1.00
189	1188	1	EA	1.00	1.00	1.00
190	1189	1	EA	1.00	1.00	1.00
191	1190	1	EA	1.00	1.00	1.00
192	1191	1	EA	1.00	1.00	1.00
193	1192	1	EA	1.00	1.00	1.00
194	1193	1	EA	1.00	1.00	1.00
195	1194	1	EA	1.00	1.00	1.00
196	1195	1	EA	1.00	1.00	1.00
197	1196	1	EA	1.00	1.00	1.00
198	1197	1	EA	1.00	1.00	1.00
199	1198	1	EA	1.00	1.00	1.00
200	1199	1	EA	1.00	1.00	1.00
201	1200	1	EA	1.00	1.00	1.00
202	1201	1	EA	1.00	1.00	1.00
203	1202	1	EA	1.00	1.00	1.00
204	1203	1	EA	1.00	1.00	1.00
205	1204	1	EA	1.00	1.00	1.00
206	1205	1	EA	1.00	1.00	1.00
207	1206	1	EA	1.00	1.00	1.00
208	1207					

**SEE SHEET 5 OF 6**



SEE SHEET 3 OF 6

UNIT	CONDO UNIT DATA TABLE			
	FLOOR	UNIT FINISH	UNIT INTERIOR	UNIT EXTERIOR
106	1449.58	20.507	18.507	18.507
107	1449.51	20.507	18.507	18.507
108	1449.51	20.507	18.507	18.507
109	1449.52	20.507	18.507	18.507
110	1449.55	20.507	18.507	18.507
111	1449.57	20.507	18.507	18.507
112	1449.56	20.507	18.507	18.507
113	1449.56	20.507	18.507	18.507
114	1450.36	19.507	15.507	15.507
115	1450.39	19.507	15.507	15.507
116	1450.39	19.507	15.507	15.507
117	1450.34	20.507	18.507	18.507
118	1450.34	20.507	18.507	18.507
119	1450.34	20.507	18.507	18.507
120	1450.24	20.507	18.507	18.507
121	1450.24	19.507	15.507	15.507
122	1450.24	19.507	15.507	15.507
123	1450.23	19.507	15.507	15.507
124	1450.23	19.507	15.507	15.507
125	1450.23	19.507	15.507	15.507
126	1450.23	19.507	15.507	15.507
127	1450.23	19.507	15.507	15.507

CONCISEMENT NOTES:

1. ALL UNIT INTERIOR CEILING HEIGHTS EQUALS 10.0'
2. ALL UNITS HAVD OWNERSHIP.
3. ALL UNITS HAVD MOVING EQUALS 0.67', UNLESS NOTED OTHERWISE.
4. ALL SPACES BETWEEN THE UNIT WALLS ARE CONSIDERED COMMON ELEMENTS, UNLESS NOTED OTHERWISE.

